

## 精装公寓装修交付

### TECHNICAL SPECIFICATIONS OF APARTMENT

#### SPECIAL TECHNICAL TERMS & SPECIFICATIONS 特殊技术条款及规格

#### INTRODUCTION 介绍

The Special Technical Terms are a supplement to the General Technical Terms and the architectural plans. With the signing of the Contract, the Purchaser receives sealed and signed drawings concerning his/her property together with the Special Technical Terms. Any Plans or Terms that do not bear the signature and the seal of the Company will have no effect. Anything that is not described in detail on the Special Technical Terms is not in the obligations of the Vendor's.

特殊技术条款是对一般技术条款和建筑图纸的补充。随附上签署的合同，买方将收到有关其房产的印章和签署图纸以及特殊技术条款。任何不带有公司印章的图纸或条款将被视为无效。任何未在特殊技术条款中详细说明的内容均不在卖方的义务范围内。

1	PRIMARY STRUCTURE 主体结构	The primary structure of the building is made out from reinforced concrete according to structural drawings and based on the seismic European Codes. 建筑的主体结构是依据结构图纸和欧洲抗震规范，为钢筋混凝土结构制成。
2	MASONRY 墙体	The exterior walls are composed of bricks and insulation layer/DRY-WALL/SFS plasterboard, in compliance with Cyprus Class A energy efficiency standards. 外墙由砖和保温层/ DRY-WALL/ SFS plasterboard组成，符合塞浦路斯 A级节能标准。
3	ROOF 屋顶	The concrete slab will be covered with polysterin thermoinsulation, concrete screed with inclinations and asphalt type membrane waterproofing layer and asphalt waterproofing with a 5-year warranty.Rooftop garden features a barbecue grill. 钢筋混凝土楼板将覆盖聚酯隔热层、倾斜混凝土找平层和沥青材料防水层并质保5年，屋顶花园有BBQ烧烤台。
4	INDOOR CEILING 室内屋顶	The indoor roof gypsum board ceiling shall be in accordance with the interior design 3D rendering standards. 室内屋顶石膏板吊顶，按室内设计3D效果图标准。
5	APARTMENT LOBBY AND CORRIDOR CEILING 公寓大堂和走廊屋顶	The apartment lobby and corridors have ceilings with downlights and linear lights installed. 公寓大堂及走廊均有天花板，安装筒形灯和线形灯。

<b>PLASTERING &amp; PAINTING 抹灰和粉刷</b>		
1	EXTERIOR PAINTING 外部粉刷	combination of textured grafiato acrylic coating and weatheguard paint. Cladding of parts of the external walls as shown on elevations. 外墙采用两层碎石膏,并涂有纹理 grafiato 丙烯酸涂料和防风雨涂料。外墙部分覆盖层如立面图所示。
2	INTERIOR PLASTERING AND PAINTING 内部粉刷	plaster spatula, and painted with three coats of emulsion paint. Metal corners will be placed in the corners and at the points where the masonry is joined with concrete, a plastic mesh will be placed, to avoid cracks. The ceilings will be plastered and painted in white color. 在内部,所有墙壁、横梁、平板和柱子都将有两层灰泥,抹平,并涂上三层乳胶漆。金属加固点和塑料网将放置在角落和砖石与混凝土连接的交叉处,以避免裂缝。天花板将被抹灰并涂成白色。
<b>FINISHES 完工</b> <b>The wall coverings will be made as follows:</b> <b>墙面覆盖将按如下方式制作:</b>		
1	KITCHEN 厨房	Granite/Ceramic tiles on counter tops and back splash. 台面和厨房墙板采用花岗岩或瓷砖。
2	BATHROOM/ SHOWER 浴室/淋浴	Ceramic tiles 120 x 60 cm, brand Geotiles from Spain and Italy or same standard brand. 瓷砖 120 x 60 cm, 来自西班牙和意大利的品牌 Geotiles 或同类品牌。
<b>FLOORS 地面</b>		
1	EXTERIOR FLOORS 户外地面	The exterior floor will be made of crushed stone paving. 外部地面将由碎石地面制成。
2	CORRIDOR AND STAIRS 走廊和楼梯	Ceramic tiles 120 x 60 cm and Marble. 瓷砖 120 x 60 厘米和大理石。
3	LIVING ROOM 客厅	Ceramic tiles 120 x 60 cm, brand Geotiles from Spain and Italy or same standard brand. 瓷砖 120 x 60 厘米, 来自西班牙和意大利的品牌 Geotiles 或同类品牌。
4	KITCHEN 厨房	Ceramic tiles 120 x 60 cm, brand Geotiles from Spain and Italy or same standard brand. 瓷砖 120 x 60 厘米, 来自西班牙和意大利的品牌 Geotiles 或同类品牌。

5	BATHROOM/ SHOWER 卫生间/淋浴	Ceramic tiles 60 x 60 cm (No-Slip), brand Geotiles from Spain and Italy or same standard brand. 瓷砖 60 x 60 厘米(防滑) , 来自西班牙和意大利的品牌 Geotiles 或同类品牌。
6	BEDROOM 卧室	Laminate parquet environmental or same standard brand. protection is A+ of EU standard from Germany and H5 Anti wear coefficient. 来自德国品牌的层压复合地板或同类品牌, 环保系数为A+, H5防磨损系数。
7	VERANDAS 阳台	Ceramic tiles 120 x 60 cm (No-Slip), brand Geotiles from Spain and Italy or same standard brand. 瓷砖 120 x 60 厘米 (防滑) , 来自西班牙意大利的品牌 Geotiles 或同类品牌。
8	DRAINAGE 管道和排水	The entire plumbing will be done accordingly with the requirements and the regulations of the Water Supply Authority and based on the Study of the Mechanical Engineer of the project. 整个管道将按照水利部门的要求和规定, 并根据项目机械工程师的研究施工。
9	HOT WATER 热水管	Cold and hot water piping installations will be pipe-in-pipe type and the system is pressurized by electrical water pumps. Cold water tank is included. Solar heating system with solar panels, hot water cylinder and electrical heating element controlled from the house. 冷, 热水管道装置将采用双层管式, 系统由电动水泵加压。包括冷水箱。带有太阳能电池板, 热水缸和电加热元件的太阳能加热系统。
10	SEWAGE 污水管	The entire plumbing will be done accordingly with the requirements and the regulations of the Water Supply Authority and based on the Study of the Mechanical Engineer of the project. 整个管道将按照水利部门的要求和规定, 并根据项目机械工程师的研究施工。
11	PLUMBING- DRAINAGE SYSTEM WITH WATER PUMP 带水泵的排水系统	Hot and cold water in high pressure PVC pipes. Solar heating system with solar collectors and electrical element. All water drainage pipes will be made of PVC and according to the drawings. 高压 PVC 冷热水管材。太阳能加热系统, 带太阳能集热器和电气元件。所有排水管为PVC并按照图纸铺设。

12	<p>SANITARY WARE 洁具</p>	<p>accessories in nickel finish: Built in hanging toilet with soft-closing sitting; washbasin with furniture and mirror; shower head; washbasin mixer, towel rail, towel holder, toilet paper holder. All sanitary ware are Italian brands or similar brands.. All sanitary ware is to be provided in accordance with all necessary accessories and accordingly to the drawings.</p> <p>所有卫生配件均为欧洲标准，全部镍饰面配件：内置挂式马桶，软关闭坐便，带镜子的洗手池，淋浴花洒，水龙头，毛巾架，浴巾架，卫生纸架，所有卫生洁具均为意大利品牌或同类品牌。所有卫生洁具都根据所有必要的附件和图纸提供。</p>
13	<p>ELECTRICAL INSTALLATIONS &amp; LIGHT FITINGS 电气装置和照明配件</p>	<p>electrical engineer. Downlights and linear lights are provided in Kitchen, Living Room, Bedrooms and Bathrooms and Balconies. Provision for Electric Motor for Curtains. All switches, sockets and other accessories will be of European brand. Provisions for other light fitting are in Kitchen, Living Room, Bedrooms and Bathrooms and Balconies. Install electric shutter.</p> <p>将根据建筑计划和电气工程师的设计来完成。厨房、客厅、卧室、浴室和阳台提供筒形灯和线形灯。并设有智能窗帘预留。所有开关，插座和其他配件都将是欧洲品牌。厨房，客厅，卧室、浴室和阳台设有其他灯具的预留接口。安装电动卷帘。</p>
14	<p>CARPENTRY 木工</p>	<p>standard of brand traders. Including gypsum board /Ceramic tiles shaped TV wall and master bedroom background wall, based on the interior design 3D drawing.</p> <p>木工将由专业的意大利品牌或同类级别品牌商安装。包括石膏板/瓷砖造型电视墙和主卧背景墙，以室内设计3D图为标准。</p>
15	<p>APARTMENT ENTRANCE DOOR 公寓入户门</p>	<p>Glass door, smart entry video intercom.</p> <p>玻璃门，智能入户可视对讲机。</p>
16	<p>ENTRANCE DOOR 入口门</p>	<p>EU manufacturer. Complies with Cyprus fire rating, Security Main Door with Smart lock and door stopper.</p> <p>欧盟制造商，符合塞浦路斯防火等级，安全防护门，带智能门锁和门吸。</p>
17	<p>INTERIOR DOORS 室内门</p>	<p>EU manufacturer. All interior doors and frames are made of laminate, with gloss finish, Squamish type of handle, chrome color. Standard hinges of the same color as handle. Standard lock. Door stopper in the floor, magnetic. Brand from Italy, Germany or same EU Standards.</p> <p>欧盟制造商。所有内门和框架均由层压板制成，具有光泽饰面。银铬色手柄。与手柄颜色相同的标准铰链。标准锁。地板上配有磁性门吸。意大利，德国或同类级别欧盟标准品牌。</p>

18	KITCHEN CABINETS 橱柜	<p>EU manufacturer. The kitchen cabinets externally made of medium density fiberboard (MDF) with refacing, with a soft closing system. The kitchen counter top and back plate as well are made of quartz/Granite stone and with a Three-way kitchen mixer and the sink. Brand FRIUL INTAGLI from Italy or same EU Standards.</p> <p>欧盟制造商。厨柜外部由密度纤维板制成，光面，并具有柔和的软关系统。厨房台面和背板以及水槽由石英石/花岗岩制成，带有三向厨房水龙头和洗碗池。来自意大利的 FRIUL INTAGLI 品牌或同类级别欧盟标准品牌。</p>
19	WARDROBES 衣柜	<p>EU standard gloss finish, ready-made wardrobes. Soft closing system. Collaboration. Brand from Spain and Italy or same standard brand.</p> <p>欧盟标准，现成的衣柜，具有光泽饰面，柜门为软关系统。来自西班牙意大利的品牌或同类级别品牌。</p>
20	ALUMINIUMS (DOORS & WINDOWS) 铝合金门窗	<p>Aluminums of doors and windows are made of aluminum windows frames, double layer thermal insulation aluminum window, aluminum doors to the veranda. All aluminums and metal structures will be based on the architectural plans and their descriptions in the list of aluminum and metal structures.</p> <p>铝合金门窗为铝窗框，双层隔热铝窗，阳台门为铝合金材质。所有铝和金属结构将基于节能标准和建筑方案以及在铝和金属结构列表中的描述。</p>
21	GENERAL 常规	<p>1) All aluminum profiles will be thermal profiles and of black / charcoal color with the mosquito nets. 所有铝型材均为热型材，黑色/炭色，配有纱窗。 All glasses will be double and low-E. 所有玻璃为双层真空。</p> <p>2) All bathroom and toilet windows are glass partition. 所有浴室和卫生间是玻璃隔断。</p> <p>3) Terraces rails and stair railings will be in accordance with the architectural plans. 露台栏杆和楼梯栏杆将按照建筑平面图施工。</p>
22	FENCING 护栏	<p>Aluminum alloy guardrail, 6mm+6mm laminated glass. 铝合金护栏,6mm+6mm夹胶玻璃。</p>
23	AIR CONDITIONERS 空调	<p>Provisions for Centralised air conditioners are provided in all bedrooms and living room. 所有卧室和客厅均配有中央空调。</p>
24	HEATING SYSTEM 供暖系统	<p>Each Flat is equipped with hydronic heating system, completed according to the design drawings and in compliance with European standards. 每间公寓都配备水管道供暖，按照设计图纸完成并符合欧洲标准。</p>
25	PHOTOVOLTAIC PANELS 太阳能发电	<p>Providing solar photovoltaic power generation. 提供太阳能光伏发电。</p>

26	ELECTRICAL APPLIANCES 电器	No electrical household appliances are included. 不包括任何家用电器。
27	LOOSE FURNITURES 可移动家具	No loose furniture is included. 不包括任何可移动家具。
28	LANDSCAPING 园艺	According to the architectural drawings, the garden area will be provided with flowers, trees and automatic irrigation system and paved with gravel. 根据建筑图纸，将为花园区域提供花草树木和自动灌溉系统，铺设石子。
29	GATE 庭院门	The parking space entrance garage door provides automatic gate installation. 停车位入口车库门，提供自动闸门安装。
30	ELEVATOR R 电梯	German or similar brands. 德国或同类级别品牌。
31	DELIVERY Y 交付	All houses will be thoroughly cleaned before being delivered to the owners. 所有房屋在交付给业主之前都将进行彻底清洁。